

095.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,210,600 / 1,210,600

USE VALUE: 1,210,600 / 1,210,600

ASSESSED: 1,210,600 / 1,210,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		UPLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAU BRYAN W	
Owner 2: GRAMM ANNA C	
Owner 3:	

Street 1: 11 UPLAND ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 13,707 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Clapboard Exterior and 2676 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R0	LARGE LOT	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101	One Family	13707	Sq. Ft.	Site	0	70.	0.61	4										581,844				581,800
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IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							62345
							GIS Ref
							GIS Ref
							Insp Date
							11/14/18

**USER DEFINED**

Prior Id # 1:	62345
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:24:55
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 095.0-0003-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	562,600	4900	13,707.	581,800	1,149,300	1,149,300
2019	101	FV	419,300	4900	13,707.	581,800	1,006,000	1,006,000
2018	101	FV	419,300	4900	13,707.	498,700	922,900	922,900
2017	101	FV	419,300	4900	13,707.	465,500	889,700	889,700
2016	101	FV	419,300	4900	13,707.	399,000	823,200	823,200
2015	101	FV	408,500	4900	13,707.	357,400	770,800	770,800
2014	101	FV	408,500	4900	13,707.	330,800	744,200	744,200
2013	101	FV	408,500	4900	13,707.	315,400	728,800	728,800

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BERGANTINO PAUL	30200-39		5/21/1999	Family	515,000	No	No					
BERGANTINO PAUL	28082-93		1/15/1998		99	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1785	Addition	192,000	O				
11/21/2012	1541	Manual	29,256	C				REMOVE EXISTG 9X22
1/7/2011	25	Addition	64,400					
3/30/2007	194	Re-Roof	6,000					
11/26/1997	721	Manual	350					FIREPLACE INSERT

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2020	Permit Visit	DGM	D Mann
11/14/2018	MEAS&NOTICE	CC	Chris C
4/12/2013	Info Fm Prmt	MM	Mary M
2/23/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																																																																																																														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix: 1	Rating: Good	OTHER FEATURES																																																																																																																							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: CREAM	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 1	Rating: Average	WSFlue:	Rating:	CONDO INFORMATION																																																																																																																	
GENERAL INFORMATION				Location:	Total Units:	Floor:	% Own:	Name:	REMODELING				RES BREAKDOWN																																																																																																																
Grade: B - Good	Year Blt: 1914	Eff Yr Blt:	Alt LUC:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	9	4																																																																																																																	
Alt %:	Jurisdct: G21	Fact: .	Const Mod:	Additions:					Kitchen:																																																																																																																				
Lump Sum Adj:				Baths:					Baths:																																																																																																																				
INTERIOR INFORMATION				Plumbing:					Plumbing:																																																																																																																				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Electric:					Electric:																																																																																																																				
Sec Floors: 4 - Carpet	Total: 10.8 %	Override:	CALC SUMMARY			Heating:				Heating:																																																																																																																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 1 - AB Avg	Basic \$ / SQ: 125.00	Size Adj.: 1.04237664	Const Adj.: 1.06824207	Adj \$ / SQ: 139.189	Other Features: 90728	WtAv\$/SQ:	AvRate:	Ind.Val:	General:	COMPARABLE SALES																																																																																																																
Insulation: 3 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	LUC Factor: 1.00	Adj Total: 699480	Juris. Factor: 1.00	Before Depr: 185.12	Grade Factor: 1.33	NBHD Inf: 1.00000000				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																												
# Heat Sys: 1	% Heated: 100	Solar HW: Yes	% Com Wall:	NBHD Mod:	Depreciation: 75544	Special Features: 0	Val/Su Net: 149.29	LUC Mod:	Depreciated Total: 623936	Final Total: 623900	Val/Su SzAd: 233.15																																																																																																																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	SPEC FEATURES/YARD ITEMS				PARCEL ID 095-0-0003-0005.0																																																																																																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1	19X20	A	AV	1914	21.58	T	40	101			4,900		4,900																																																																																																												
More: N	Total Yard Items:	4,900	Total Special Features:					Total:	4,900	SKETCH																																																																																																																			
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